109.0	0006	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,900 /	702,900
					USE VALUE:	702,900 /	702,900
					ASSESSED:	702,900 /	702,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153	-155	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCAFFREY AMALIA & BRIAN P/TR
Owner 2:	HALEIWA PROPERTIES REALTY TR
Owner 3:	
Street 1:	PO BOX 429
Street 2:	
Twn/City:	EAST SANDWICH
St/Prov:	MA Cntry: Own Occ: N
Postal:	02537 Type:

PREVIOUS OWNER

Owner 1:	SAKAGAWA NORMAN T/TRUSTEE -
Owner 2:	REVOCABLE LIVING TRUST OF -
Street 1:	PO BOX 2044
Twn/City:	WESTFORD
St/Prov:	MA Cntry:
Postal:	01886

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Vinyl Exterior and 2304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	282,900		420,000	702,900
Total Card	0.138	282,900		420,000	702,900
Total Parcel	0.138	282,900		420,000	702,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.08 | /Parcel: 305.08

Legal Description

User Acct

69838

GIS Ref

GIS Ref

Insp Date

07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	282,900	0	6,000.	420,000	702,900		Year end	12/23/2021
2021	104	FV	270,200	0	6,000.	420,000	690,200		Year End Roll	12/10/2020
2020	104	FV	270,200	0	6,000.	420,000	690,200	690,200	Year End Roll	12/18/2019
2019	104	FV	212,400	0	6,000.	414,000	626,400	626,400	Year End Roll	1/3/2019
2018	104	FV	212,400	0	6,000.	318,000	530,400	530,400	Year End Roll	12/20/2017
2017	104	FV	199,300	0	6,000.	300,000	499,300	499,300	Year End Roll	1/3/2017
2016	104	FV	199,300	0	6,000.	276,000	475,300	475,300	Year End	1/4/2016
2015	104	FV	197,200	0	6,000.	258,000	455,200	455,200	Year End Roll	12/11/2014

!8556!

PRINT

Date	Time
12/30/21	07:32:23

LAST REV

Date	Time
11/02/20	14:39:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8556

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKAGAWA NORMAN	64289-272		9/29/2014	Convenience	99	No	No		
PEURA ELIZABETH	61007-89		1/18/2013		470,000	No	No		
PEURA ELIZABET	55311-122		9/3/2010	Convenience	99	No	No		
PEURA KENNETH C	45174-71		5/13/2005	Family	99	No	No		
SPEROS TODD A	43068-377		6/18/2004		400,000	No	No		
PATEL PRAFUL	31259-100		3/29/2000		275,000	No	No		
	17007-174		5/1/1986		205,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1412	Siding	12,000					Strip and re-side
4/9/2014	329	Wood Dec	12,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2020	Mail Update	MM	Mary M
7/19/2018	MEAS&NOTICE	PH	Patrick H
5/15/2014	External Ins	PC	PHIL C
3/24/2009	Measured	197	PATRIOT
2/1/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10572910
Const Adj.:	0.98970103
Adj $ / SQ:	196.981
Other Features:	101500
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409932
Depreciation:	127079
Depreciated Total:	282853

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

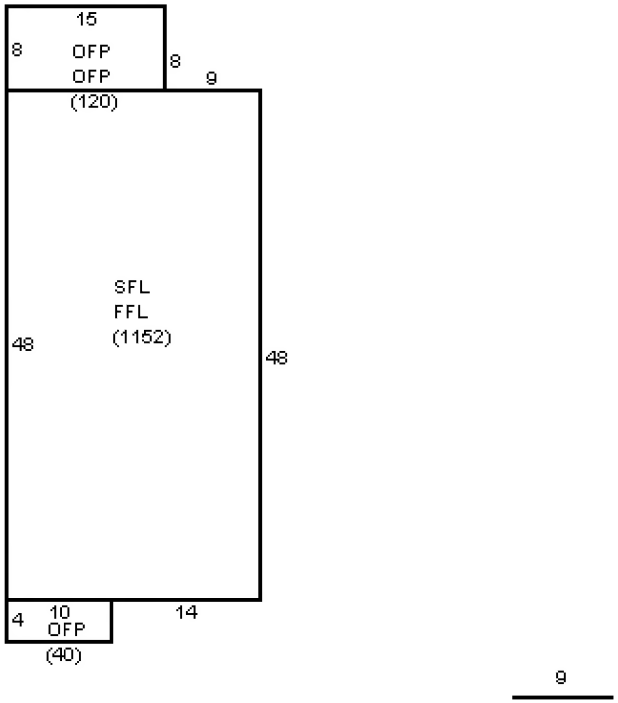
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	143.80
Special Features:	0	Val/Su Net:	109.48
Final Total:	282900	Val/Su SzAd	122.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	196.980	226,923
SFL	Second Floor	1,152	196.980	226,923
OFP	Open Porch	280	22.160	6,205

Net Sketched Area: 2,584 | Total: 460,051

Size Ad 2304 | Gross Area 2584 | FinArea 2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	11X8	A	AV	1990	0.00	T	23.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

109.0-0006-0015.0

IMAGE

AssessPro Patriot Properties, Inc